

**Application Number:** 21/10641 Full Planning Permission

**Site:** THE OLD ORCHARD, WHINWHISTLE ROAD, EAST WELLOW,  
COPYTHORNE SO51 6BN

**Development:** Roof alterations to include raising of ridge height, front and rear dormers; roof lights; rear extensions

**Applicant:** Mr Abraham

**Agent:** Critchley Architecture And Design (CAAD) Ltd

**Target Date:** 05/07/2021

**Case Officer:** Jacky Dawe

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact upon rural character and appearance of the area

This application is to be considered by Committee at the request of Councillor Diane Andrews.

## 2 SITE DESCRIPTION

The application site is within the countryside outside of the built up area. A rural lane which is verdant in its character. A detached cream rendered bungalow, with a red tiled roof, constructed mid 50's, a large plot with a gravel entrance drive off the main road. Enclosed to all boundaries by established trees and hedges.

This is an unusual position as the property falls within a small area of land which falls within the New Forest District, to the north of the A36, beyond this area is the Test Valley. Land to the south of the A36 is within the National Park.

There are very few houses within this parcel of land which falls under the New Forest District, the majority of the land remains as agricultural fields and paddocks.

## 3 PROPOSED DEVELOPMENT

Permission is sought for rear extensions and raised ridge height and dormers in association with new first floor.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
05/86682 Rear conservatory	31/01/2006	Granted Subject to Conditions	Decided
87/NFDC/35587 Addition of lounge, conservatory, porch and double garage.	21/09/1987	Granted	Decided

XX/NFR/04386 Erection of bungalow.	17/11/1955	Granted	Decided
XX/NFR/03805 Use of land for one dwelling only.	25/07/1955	Granted Subject to Conditions	Decided

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness  
 Policy ENV4: Landscape character and quality

### **Local Plan Part 2: Sites and Development Management 2014**

DM20: Residential development in the countryside

### **Supplementary Planning Guidance And Documents**

SPG - Residential Design Guide for Rural Areas

### **Chap 12: Achieving well designed places**

#### **Constraints**

Aerodrome Safeguarding Zone  
 Meteorological Safeguarding  
 Plan Area  
 SSSI IRZ All Consultations  
 Planning Agreement

#### **Plan Policy Designations**

Countryside

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Copythorne Parish Council**

PAR4: We recommend REFUSAL, for the reasons listed:-  
 The extent of the proposed alterations would exceed the limitations allowed under NFDC policy DM20.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

No comments received

## **9 REPRESENTATIONS RECEIVED**

No comments received

## 10 PLANNING ASSESSMENT

### Principle of Development

In relation to the effect on the character and appearance of the area, Policy DM20 of Local Plan Part 2: Sites and Development Management Development Plan permits residential extensions in the countryside provided certain criteria are met.

The policy states that extensions to dwellings should not normally provide for an increase in floor space of more than 30%. The 30% limit is applied as a limit to all cumulative extensions since 1st July 1982. In exceptional circumstances, a larger extension may be permitted. A dwelling may be permitted to exceed the 30% limit provided the increased floor space will not result in a dwelling in excess of 100 square metres floor space. The policy also states that development should be of an appropriate design, scale and appearance in keeping with the rural character of the area and should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting.

It is recognised that there does need to be a degree of flexibility when considering applications against the 30% criteria referred to in this policy. It is often the case that an addition larger than 30% can be achieved that can be appropriate for the host dwelling, and these should not be dismissed purely on the basis that they exceed the figure referred to in the policy.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

### Design, site layout and impact on local character and appearance of area and effects upon the countryside

The original permission for the bungalow and garage XX/NFR/04386 shows a modest bungalow with a floor space of 91.8m<sup>2</sup>, the bungalow was extended in 1987 under planning permission 87/NFDC/35587, this created a lounge, sun room and extension of the garage, which was joined to the main dwelling. In 2005 a further extension was granted under planning permission 05/86682, this was for a conservatory, a condition was added in order for this addition to remain as a conservatory due to the 30% being utilised.

In relation to the effect on the character and appearance of the area, Policy DM20 of Local Plan Part 2: Sites and Development Management Development Plan permits residential extensions in the countryside provided certain criteria are met. The new proposals added to these previous extensions equate to an increase of 332.26%.

The original bungalow was modest in size and scale. The previous extensions have created an elongated building which remains relatively low rise and of minimal impact, the further extensions would obscure the original form of the dwelling.

It is considered that due to the proposed extensions excessive form, bulk and massing, the proposal would result in a visually intrusive structure which would have an adverse impact upon the character and appearance of the countryside.

### Residential amenity

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed

development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

### Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bird boxes should be considered as a proportionate measure to address biodiversity net gain.

## **11 CONCLUSION**

Whilst the comments submitted by the applicant are understood, it is considered that the proposed form, bulk, mass and design would result in a building that is visually imposing in its setting to the detriment of the rural character and appearance of the area.

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance and government advice. On this occasion, having taken all these matters into account, it is considered that there are significant issues raised which leads to a recommendation of refusal for the reasons set out above in this report.

## **12 OTHER CONSIDERATIONS**

None

## **13 RECOMMENDATION**

**Refuse**

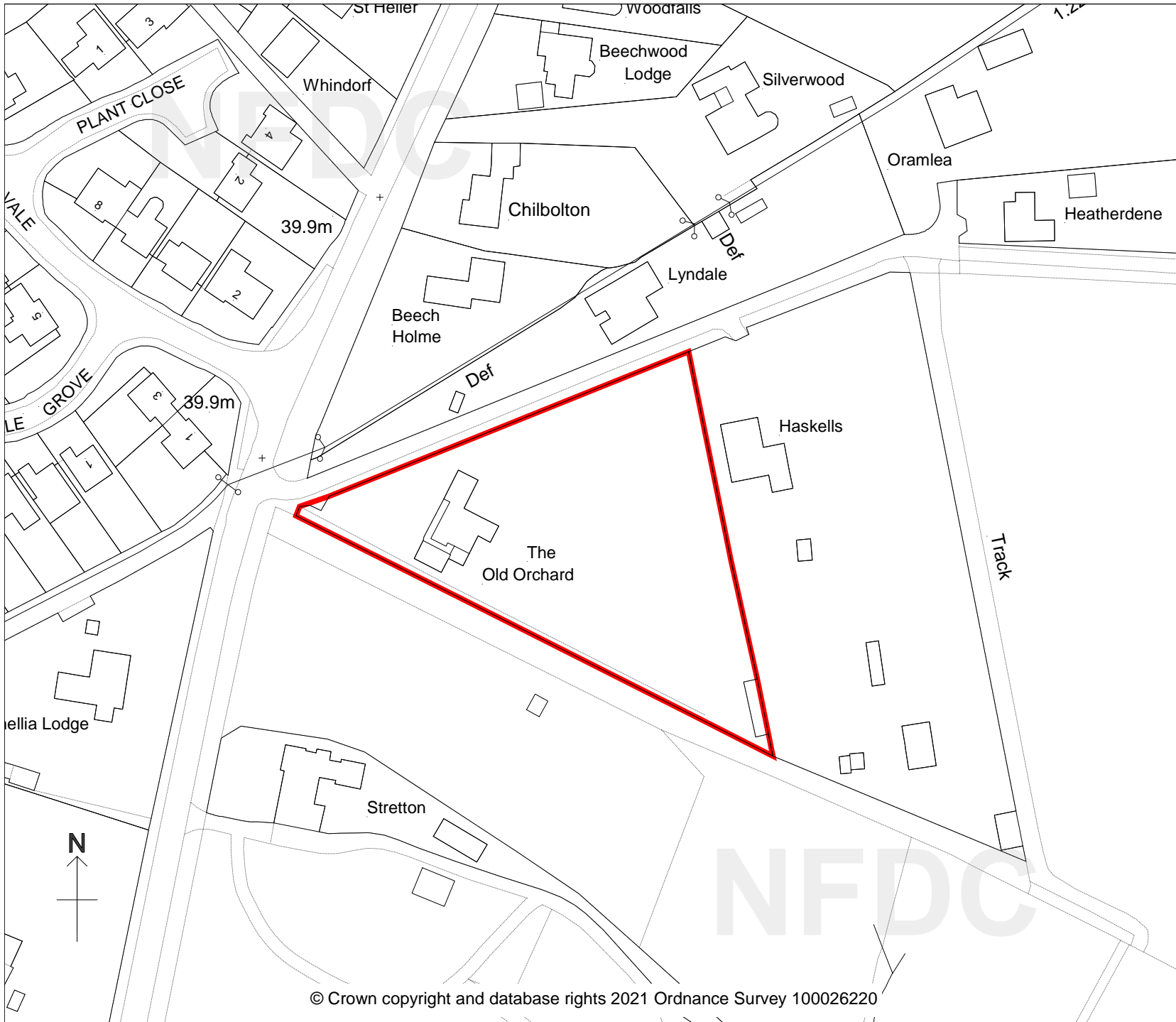
### **Reason(s) for Refusal:**

1. By reason of its excessive form, bulk and massing, the proposal would result in a building that is visually imposing in its setting to the detriment of the rural character and appearance of the countryside.

The proposal is therefore contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District (outside of the National Park), DM20 of the Local Plan Part two and Chap 12 of the National Planning Policy Framework.

### **Further Information:**

Jacky Dawe  
Telephone: 023 8028 5447



# New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

Claire Upton-Brown  
 Executive Head of Planning,  
 Regeneration and Economy  
 New Forest District Council  
 Appletree Court  
 Lyndhurst  
 SO43 7PA

## PLANNING COMMITTEE

September 2021

THE OLD ORCHARD  
 WHINWHISTLE ROAD, EAST WELLOW  
 COPYTHORNE SO51 6BN  
 21/10641

Scale 1:1250  
 N.B. If printing this plan from  
 the internet, it will not be to  
 scale.